

# Crane & Co



## Price Guide

£450,000 - £475,000

Pear Tree Cottage, Vicarage Lane, Hailsham, East Sussex BN27 1BH

 3 Bedroom  2 Bathroom  3 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



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Freehold

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A TRULY EXCEPTIONAL PROPERTY LIKE NO OTHER... This is a rare and unique opportunity to own a distinctive home in the heart of town. Originally built as a charming two-bedroom cottage, this property has undergone multiple extensions and modifications over the years, transforming it into a remarkable 3-bedroom family home full of character and history. The upgrades have created a flexible and spacious layout that can easily accommodate multi-generational living, with the potential to create an annex for additional living space. Nestled in a central town location, the property offers the perfect balance of peace and privacy, while still being just a stone's throw away from all the amenities and attractions the town has to offer. The property boasts a walled garden, providing a private retreat with lush lawns, flowering borders, and a relaxing seating area. Ample off-road parking is secured by gates, and there's a large garage, offering both convenience and plenty of storage. Inside, you'll be delighted by the abundance of rooms on the ground floor, including a ground-floor bedroom with its own ensuite, perfect for privacy and convenience. The addition of a modern kitchen completes the home's functional design, providing an up-to-date culinary space with high-end finishes that will inspire any chef. The main living areas flow seamlessly, giving you the freedom to design a layout that works for your family's lifestyle. Whether you're looking for a home office or need spaces for multi-generational living, the versatile rooms provide endless possibilities to create the home you've always dreamed of. Upstairs, you'll find two generously sized bedrooms, both offering ample space and natural light. A family bathroom completes the upper floor, with the potential to further modernise or expand to your taste. This property truly offers something for everyone – whether you're seeking a home with character, room for growth, or simply a perfect retreat in the middle of town. Don't miss your chance to make it yours!

### Room Sizes

Entrance Hall  
Living Room - 12' 3" x 10' 5"  
Kitchen - 11' 9" x 8' 11"  
Lounge - 12' 0" x 12' 1"  
Dining Room - 12' 4" x 10' 8"  
Bedroom 1 - 13' 4" x 11' 1"  
Shower Room  
Bedroom 2 - 12' 6" x 12' 5"  
Bathroom  
Bedroom 3 - 12' 4" x 8' 2"  
Garage - 23' 6" x 9' 11"

### Main Features

- Detached Home
- Multi - Generational Living
- Central Town Location
- Character Features
- Plenty Of Scope
- 3 Reception Rooms
- Garage & Driveway

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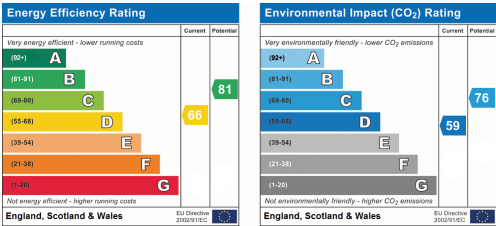
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